

**ORDINANCE NO. 20060727-112**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6863 U.S. HIGHWAY 290 WEST AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to neighborhood commercial-mixed use (LR-MU) combining district on the property described in Zoning Case No. C14-05-0207, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.137 acre (5,958 square feet) tract of land, more or less, out of the Thomas Anderson Labor, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

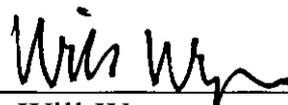
locally known as 6863 U.S. Highway 290 West, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, July 27, 2006

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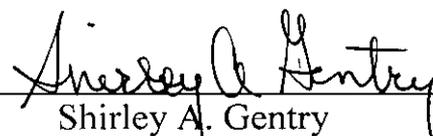
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

LEGAL DESCRIPTION

C14 - 05. 0207

**ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, OUT OF THE THOMAS ANDERSON LABOR IN TRAVIS COUNTY, TEXAS, SAID 0.137-ACRE (5,958 SQUARE FEET) BEING ALL OF THAT 0.135-ACRE TRACT AS CONVEYED TO NARCISO SAUCEDO, JR. AND WIFE, DOLORES M. SAUCEDO BY WARRANTY DEED DATED NOVEMBER 4, 1997 AND RECORDED IN VOLUME 13056, PAGE 0003 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found with cap stamped SDHPT at the intersection of the south right-of-way line of U.S. Highway 290 (Variable Right-of-Way) and the northeast line of Lot 19-A, Wedgewood Commercial, Section One, a subdivision as recorded in Book 59, Page 63 of the Plat Records of Travis County, Texas, said 1/2" iron rod found with cap stamped SDHPT also being the northwest corner of the above referenced Saucedo 0.135-acre parcel, from which a 1/2" iron pipe found at the intersection of the former south right-of-way line of U.S. Highway 290 and the original northeast corner of Lot 19-A bears N62°14'17"W a distance of 93.24 feet, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, with said south right-of-way line of U.S. Highway 290, along a curve to the right having a radius of 2,291.83 feet, an arc length of 126.13 feet and a chord which bears N71°21'40"E a distance of 126.11 feet to a calculated point, for the northeast corner of this tract,

**THENCE**, leaving said Right-of-Way, the following two (2) courses:

- 1) S03°39'01"W a distance of 100.87 feet to a 1" iron pipe found on said northeast line of Lot 19-A, Wedgewood Commercial Section One, for the southwest corner of this tract;
- 2) With said northwest line of Lot 19-A, Wedgewood Commercial Section One, N61°54'21"W a distance of 128.18 feet to the **POINT OF BEGINNING** and containing 0.137-acre (5,958 square feet) of land, more or less.

I **HEREBY CERTIFY** that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during November, 2005 under my supervision.

Prepared by **Landmark Surveying, Inc.**



Dana A. Markus-Wolf

Registered Professional Land Surveyor, No. 8998, 998

November 17, 2005

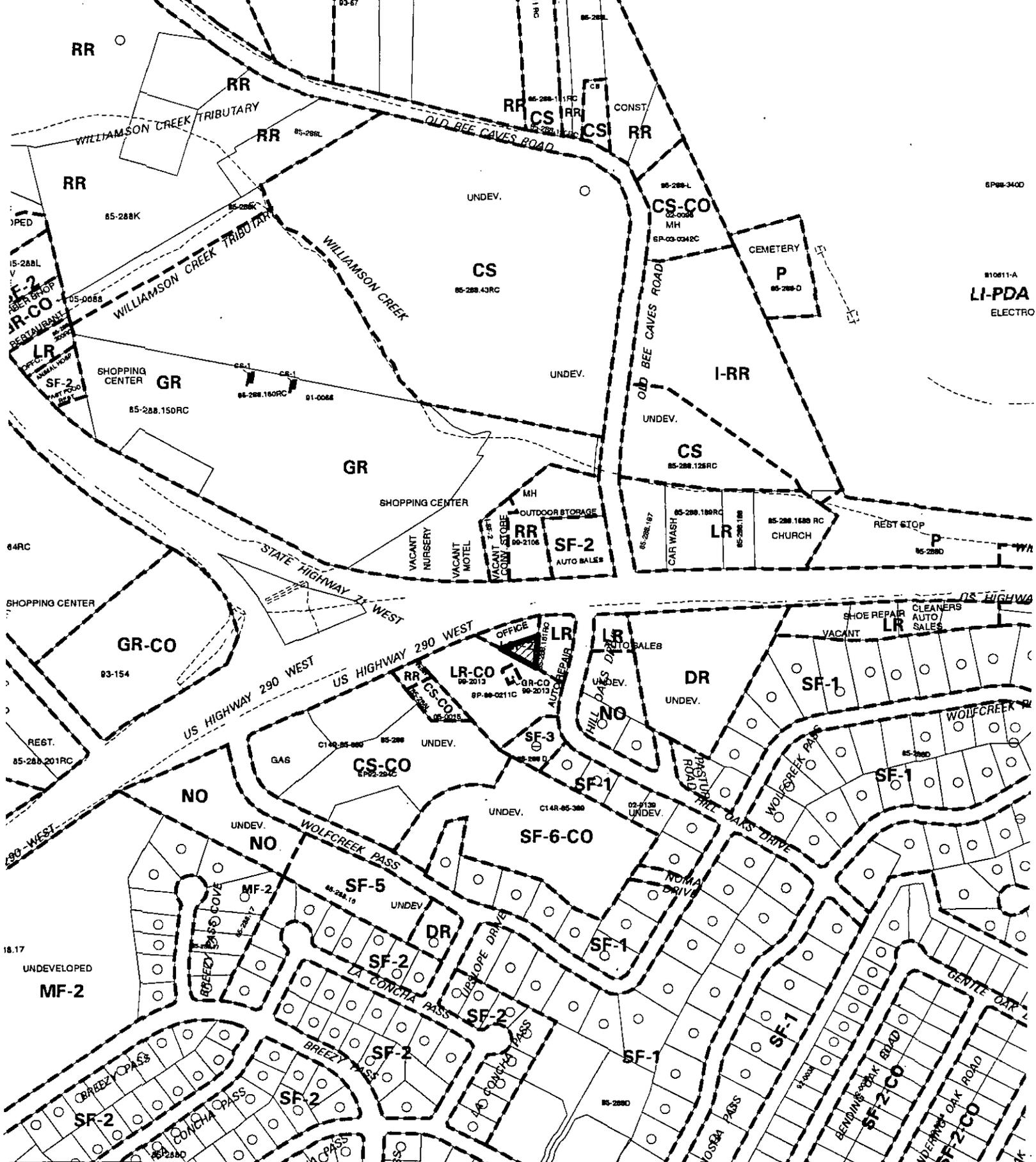


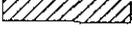
**BEARING BASIS**

The bearing N61°54'21"W being the record bearing shown on the Texas State Department of Transportation current right-of-way map for this area, being the inverse between a ½" iron rod found with cap stamped "SDHPT" and a 1" iron pipe found at the southwest corner of said Saucedo 0.135-acre tract was taken as the **BASIS OF BEARING** for this survey.

Austin Map No. 612 grid C19

TCAD #0408360802



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT B</b>		CITY GRID REFERENCE NUMBER C19
	PENDING CASE 			
	ZONING BOUNDARY 	ADDRESS: 6863 W US 290 HWY	INTLS: SM	
	CASE MGR: R. HEIL	SUBJECT AREA (acres): 0.135		